

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, March 26, 2008

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 10-08 - Newington Kiwanis Club Applicant, Town of Newington owner Municipal parking lot request for Special Exception Section 3.2.8 charitable and Civic Event Kiwanis Flea Markets, B-TC Zone District.
- B. Petition 07-08 – Faye H. Karanian, 179 Meadow Street, Newington, CT 06111 applicant request for Zone Regulation Amendment “to restore Section 6.7” formerly Interior Lots and Single Family Homes, deleted effective August 15, 2008.
- C. Petition 08-08 – Faye H. Karanian, owner and applicant, 179 Meadow Street, Newington, CT 06111, request for interior lot at 179 Meadow Street Section 6.7 (proposed), R-12 Zone District.
- D. Petition 09-08 – Spin Cycle, LLC, 190 Fenn Road, applicant, Umberto Manacchio, owner, represented by Attorney Vincent F. Sabatini, One Market Square, Newington, CT 06111, request for Special Permit Section 6.6 Liquor Permit, I (Industrial) Zone District.
- E. Petition 11-08 -395 Willard Avenue, Rotundo Developers, LLC owner, Mervyn L. Rimai, MD applicant represented by Milton Lewis Howard, One Regency Drive, Bloomfield, CT 06002 and Alan Bongiovanni, 170 Pane Road, Newington, CT 06111 request for Special Exception Section 3.2.9 Adult Day Care, CD Zone District.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

March 12, 2008

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 02-08 - 418 Willard Avenue Udolf Properties owner and applicant attention Mr. Leonard Udolf, 2475 Albany Avenue, West Hartford, CT 06117, represented by HRP Associates, Inc., 197 Scott Swamp Road, Farmington, CT 06032, attention Frank Sova, PLS., request for site plan modification to construct a 31 space parking lot. PR Planned Residential Zone District. Continued from March 12, 2008. Sixty Five day decision period ends April 18, 2008.
- B. Petition 12-08 - 375 Willard Avenue, Rotundo Developers, LLC owner, Mervyn L. Rimai, MD applicant represented by Milton Lewis Howard, One Regency Drive, Bloomfield, CT 06002 and Alan Bongiovanni, 170 Pane Road, Newington, CT 06111 request for Site Plan approval 14,800 sq ft building Adult Day Care Use. CD Zone District.

- C. Petition 13-08 – 119 Liberty Street, Kevin Kingston applicant, 1275 Cromwell Avenue, #35, Rocky Hill, CT 06067, Kingsford Realty, owner, represented by Alan Bongiovanni Land Surveyor, 170 Pane Road, Newington, CT 06111, request for Site Plan Modification reuse of 5,000 sq. ft. building, I- Industrial District.

VII. OLD BUSINESS

- A. Petition 56-07 16 Fenn Road and 712 Cedar Street, owned by Fenn Road Associates, LLC and 22 Fenn Road, Stop and Shop Plaza owned by Hayes-Kaufman Newington Associates, LLC, 1481 Pleasant Valley Road, Manchester, CT 06042 and Fenn Road Associates, LLC, applicants represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040, request for Zone Map Amendment, I Industrial to PD Planned Development Zone. Hearing closed February 13, 2008. Sixty five day decision period ends April 18, 2008.
- B. Petition 57-07 – 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for Special Exception, Section 3.19.1 and 3.15.4 Restaurant with Drive Through Window Service, PD Zone District (Proposed). Hearing closed February 13, 2008. Sixty five day decision period ends April 18, 2008
- C. Petition 58-07 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for site plan approval for development of 1,800 sq. ft. restaurant and 5,300 sq. ft. bank, PD District (Proposed). Sixty five day decision period ends April 18, 2008.
- D. Petition 61-07 16 Fenn Road and 712 Cedar Street, Fenn Road Associates, LLC owner and applicant represented by Attorney Leonard Jacobs, 146 Main Street, Manchester, CT 06040 request for site plan approval for development of 124 room hotel, PD District (Proposed). Sixty five day decision period ends April 18, 2008.
- E. Petition 03-08 – 260 Stamm Road, Marcin and Dariusz Jarosiewicz, 64 Brown Street, New Britain, CT 06053 applicants, Integra Realty Associates, LLC owner request for Special Exception Section 3.17.8 and Section 6.11 auto repair use, I Zone District. Public hearing closed February 27, 2008. Sixty five day decision period ends May 2, 2008.
- F. Petition 04-08 - 2451 Berlin Turnpike, Joe Campopiano, 39 Buckland Street, Apartment 1233-3, Manchester, CT 06042, d.b.a. Mother Cluckers Chicken, Seafood, Steak, Ribs, LLC, David Kaye owner request for Special Exception Section 3.15.3 Restaurant Use, B-BT Zone District. Public hearing closed February 27, 2008. Sixty five day decision period ends May 2, 2008.
- G. Petition 05-08 - 2451 Berlin Turnpike, Joe Campopiano, 39 Buckland Street, Apartment 1233-3, Manchester, CT 06042, d.b.a. Mother Cluckers Chicken, Seafood, Steak, Ribs, LLC, David Kaye owner request for Special Permit Section 6.6 Liquor Permit Restaurant use, B-BT Zone District. Public hearing closed February 27, 2008. Sixty five day decision period ends May 2, 2008.
- H. Petition 06-08 -3465 Berlin Turnpike, Sam's Club, Sam's East, Inc. applicant, Newington-Berlin Retail, LLC owner, represented by John W. Knuff, Esq., 147 North Broad Street, Milford, CT 06460, request for Special Permit Section 6.6 Liquor Sales, PD Zone District. Public Hearing closed March 12, 2008. Sixty five day decision period ends May 16, 2008.
- I. Petition 10-08 -Newington Kiwanis Club Applicant, Town of Newington owner Municipal parking lot request for Special Exception Section 3.2.8 charitable and Civic Event Kiwanis Flea Markets, B-TC Zone District.

VIII. PETITIONS FOR SCHEDULING (TPZ April 9, 2008 and April 23, 2008)

- A. Petition 14-08 - Market Square, Newington Chamber of Commerce, 1046 Main Street, Newington, CT 06111, contact David Johnson, 3153 Berlin Turnpike, Newington, CT, 06111, Town of Newington owner, request for Special Exception Section 3.2.8 Special Event Car Show, June 12, 2008. Schedule for Public Hearing April 9, 2008.
- B. Petition 15-08 – 580 Church Street, Three Angels Seventh Day Adventist Church, owner and applicant, represented by James Cassidy, Hallisey, Pearson & Cassidy, Engineering Associates, 35 Cold Spring Road, Rocky Hill, CT 06037, Site Plan Modifications to Petition 04-05 approved March 23, 2005. Schedule for April 9, 2008.

IX. PUBLIC PARTICIPATION
(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner